

416 Industrial Park Drive
Eldon, MO 65026



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MLS# 3578725



\$329,000

3,200 Sqft

Opportunity is not just knocking it's practically banging on the loading dock door of this 3,200 sq ft warehouse in Eldon, MO. Freshly painted with a bold black exterior, this commercial space is clean, vacant, and ready for whatever big idea you've been storing in your brain (and possibly your garage). Need easy deliveries? There's a loading dock. Want office space? You've got it. A bathroom? Check. Part of the building was even refrigerated back in the day, so it's seen some cool things literally. Thanks to the steel clear span structure, there are no interior support walls getting in your way. You can remodel the inside any way you like, from practical to downright wild. Add garage doors to the back side with ease and really open things up. Previously used for storage, this property is a choose-your-own-adventure with fewer dragons and more square footage. Whether you're shipping, sorting, stacking, or starting the next big thing, this place is wide open for business. Want more room to roam? The lot behind the building can be purchased separately. Or go big and buy the full 2.5 acres survey will be completed prior to closing. Bring your vision. And maybe a forklift.



Amy Dunn

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